

2001 HAWKINS CIRCLE

Los Angeles, CA 90001

INDUSTRIAL
PROPERTY
FOR LEASE



PROPERTY DESCRIPTION

Position your business in the heart of Los Angeles, just one block west of Alameda Street and a half block north of Florence Avenue. This clean concrete tilt-up building offers the functionality and efficiency today's industrial tenants demand. Incredible opportunity for a tenant to occupy approximately $\pm 4,500$ SF for less than \$1.30 Per SF!

Discover a functional and efficient industrial opportunity in Huntington Park adjacent. This $\pm 4,500$ square foot space, located at 2001 Hawkins Circle, offers tenants a clean concrete tilt-up building designed for warehouse, distribution, or light manufacturing needs. With clear span construction and 16'-17' clear heights, the space provides excellent volume for racking, storage, or equipment.

The property features a secure, gated lot with seven dedicated parking stalls and easy access through a ground-level roll-up door. Heavy power (400 amps, 480V, 3-phase) supports a wide range of industrial operations, while the fenced and paved yard enhances functionality. A small office and restroom provide convenient workspace for staff, keeping the remainder of the floor plan optimized for industrial use.

OFFERING SUMMARY

Lease Rate:	\$5,800.00 SF/Month (Gross)
Available SF:	4,500 SF
Lot Size:	25,218 SF
Building Size:	5,950 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,652	112,261	300,702
Total Population	52,863	443,618	1,086,335
Average HH Income	\$72,951	\$72,049	\$75,010

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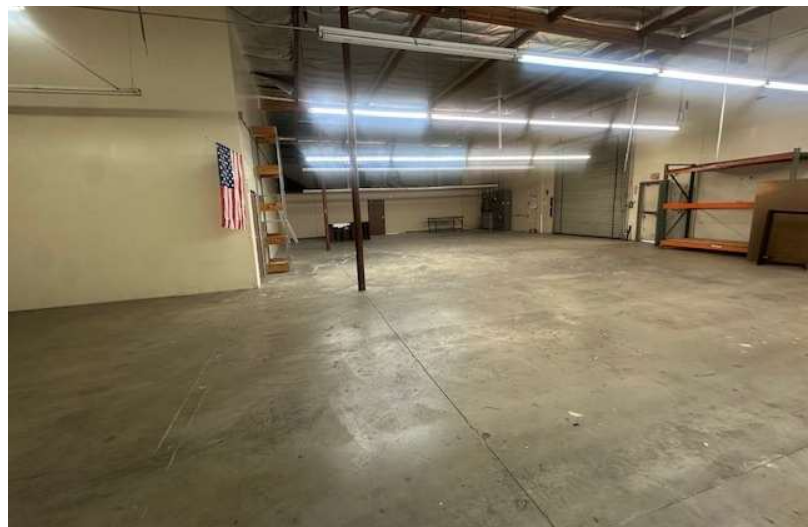
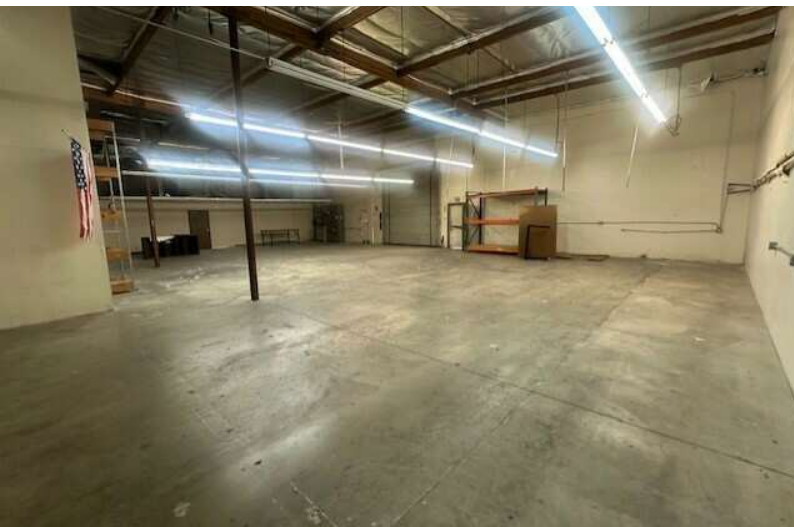
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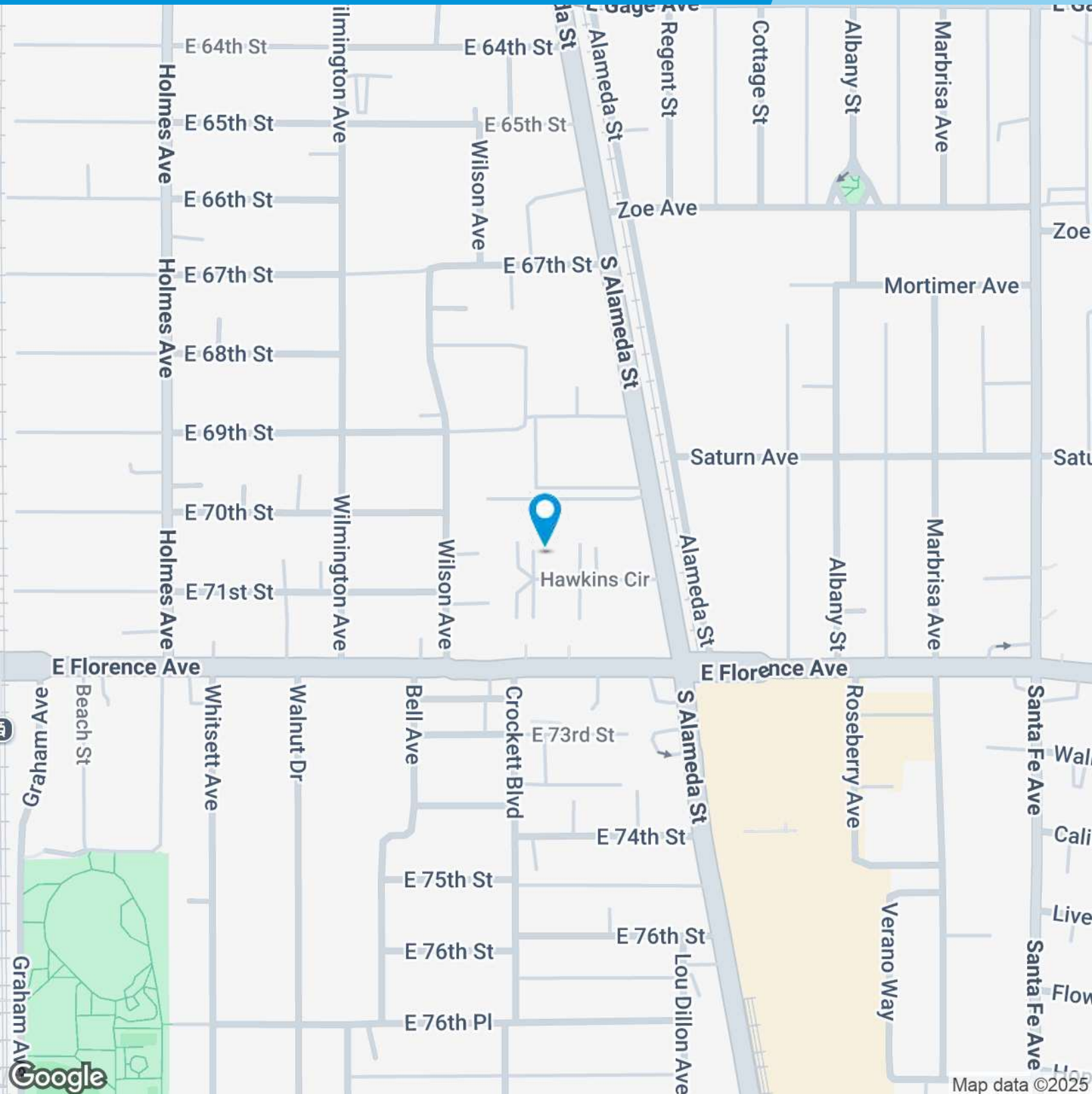
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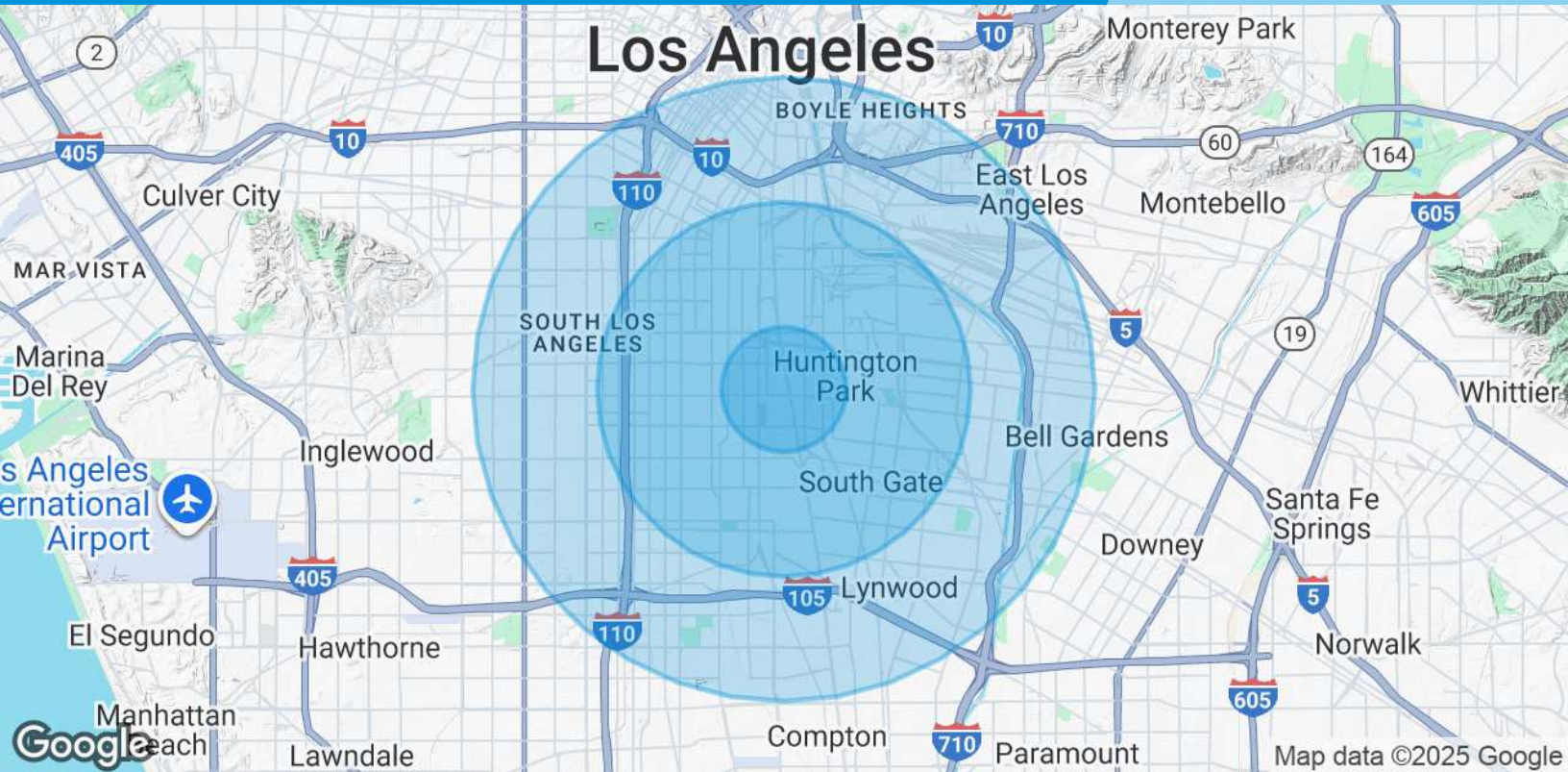
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	52,863	443,618	1,086,335
Average Age	36	35	36
Average Age (Male)	35	34	35
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,652	112,261	300,702
# of Persons per HH	3.9	4	3.6
Average HH Income	\$72,951	\$72,049	\$75,010
Average House Value	\$657,585	\$650,304	\$694,643

Demographics data derived from AlphaMap

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